114.0	0004	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	857,800 /	857,800
					USE VALUE:	857,800 /	857,800
					ASSESSED:	857,800 /	857,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
144		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FARRINGTON ERIK W & MICHELLE G
Owner 2:	TRS/ E & M FARRINGTON REVOCABL
Owner 3:	TRUST
Street 1:	144 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FARRINGTON ERIK/MICHELLE -
Owner 2:	-
Street 1:	144 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2852 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5025.000	454,300	4,000	399,500	857,800
Total Card	0.115	454,300	4,000	399,500	857,800
Total Parcel	0.115	454,300	4,000	399,500	857,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.75 | /Parcel: 300.75

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	73020
GIS Ref	
GIS Ref	
Insp Date	04/02/09

!8857!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	454,300	4000	5,025.	399,500	857,800		Year end	12/23/2021
2021	101	FV	440,500	4000	5,025.	399,500	844,000		Year End Roll	12/10/2020
2020	101	FV	440,500	4000	5,025.	399,500	844,000	844,000	Year End Roll	12/18/2019
2019	101	FV	326,500	4000	5,025.	405,200	735,700	735,700	Year End Roll	1/3/2019
2018	101	FV	326,500	4000	5,025.	302,500	633,000	633,000	Year End Roll	12/20/2017
2017	101	FV	261,300	4000	5,025.	274,000	539,300	539,300	Year End Roll	1/3/2017
2016	101	FV	261,300	4000	5,025.	262,500	527,800	527,800	Year End	1/4/2016
2015	101	FV	254,900	4000	5,025.	222,600	481,500	481,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:03:07

LAST REV

Date	Time
01/06/21	15:46:01
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8857

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARRINGTON ERIK	76578-541	1	12/30/2020	Convenience	1	No	No		
SHIN JORDAN T/M	46009-386		9/1/2005		528,000	No	No		
FREDO ROBERT F	32380-305		2/16/2001	Family	380,000	No	No		
	8853-196		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	73020
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/6/2017	234	Addition	249,000	O				
2/23/2001	118	Add Bath	2,000	C				ADD 1/2 BATH 1ST F
10/26/1994	577	Manual	5,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	Left Notice	DGM	D Mann
7/6/2017	Permit Visit	DGM	D Mann
4/2/2009	Measured	372	PATRIOT
4/2/2009	Measured	372	PATRIOT
2/10/2006	MLS	MM	Mary M
5/12/2001	MLS	MM	Mary M
3/22/2000	Inspected	264	PATRIOT
2/16/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5025		Sq. Ft.	Site		0	70.	1.14	5									399,525						399,500	

Total AC/HA:	0.11536	Total SF/SM:	5025	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,525	Spl Credit		Total:	399,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12857795
Const Adj.:	0.98990101
Adj $ / SQ:	145.233
Other Features:	107250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	509260
Depreciation:	55000
Depreciated Total:	454260

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

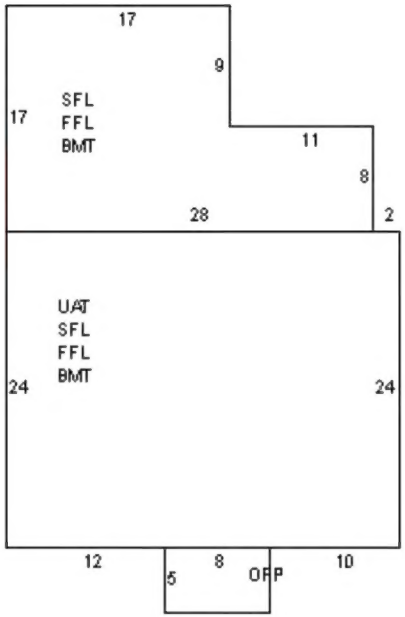
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	145.23
Special Features:	0	Val/Su Net:	129.39
Final Total:	454300	Val/Su SzAd	207.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,097	64.880	71,169
FFL	First Floor	1,097	145.230	159,321
SFL	Second Floor	1,097	145.230	159,321
UAT	Upper Attic	180	58.090	10,457
OFP	Open Porch	40	43.560	1,742

Net Sketched Area:	3,511	Total:	
Size Ad	2194	Gross Area	6656	FinArea	2852
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	GD	1928	26.57	T	30	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000